

## REQUEST FOR COUNCIL ACTION

MEETING  
DATE: 10-20-03

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AGENDA SECTION: PUBLIC HEARINGS – Continued Item	ORIGINATING DEPT: PLANNING	ITEM NO. <b>E-3</b>
ITEM DESCRIPTION: Final Plat #03-31 to be known as Crimson Ridge Second Subdivision		PREPARED BY: Brent Svenby, Planner

October 14, 2003

### Planning Department Review:

See attached staff report dated October 14, 2003 recommending approval subject to the following conditions:

- The final plat shall be revised to dedicate 60 feet of right-of-way for 18<sup>th</sup> Avenue NW as required in the executed Development Agreement.*
- The applicant agrees that this plat will have an impact on the City's need for parkland and that the dedication should be handled in the form outlined in the October 10, 2003 Memorandum from the Rochester Park and Recreation Department.*
- A GIS Impact Fee and E911 Addressing Fee shall be assessed and must be paid prior to recording the final plat, per the October 8, 2003 memorandum from Rochester-Olmsted Planning Department – GIS Division.*
- Construction of a temporary turn-around, and dedication of an applicable public easement, is required at the northerly extent of Basswood Lane NW. Easement shall be granted to the City prior to the recording of the final plat documents.*
- All private roadways less than 26 feet in width shall be posted "No Parking" on both sides of the roadway.*

### Council Action Needed:

- A resolution approving the plat can be adopted.*

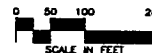
### Distribution:

- City Administrator
- City Attorney
- Planning Department File
- Applicant: This item will be considered sometime after 7:00 p.m. on Monday, October 20, 2003 in the Council Chambers at the Rochester / Olmsted County Government Center.
- Yaggy Colby Associates.

COUNCIL ACTION: Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_ to: \_\_\_\_\_

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# CRIMSON RIDGE SECOND SUBDIVISION



ENGINEERS • ARCHITECTS  
SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS  
212 YORK AVENUE, SUITE 200  
ROCHESTER, MINNESOTA 55901  
TEL: 336-5555 FAX: 336-5555  
WWW.YAGGYCOLBY.COM



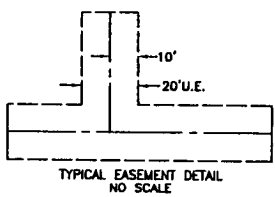
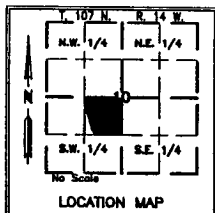
UNPLATTED

UNPLATTED



UNPLATTED

UNPLATTED



## DRAINAGE EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

D.E. = DRAINAGE EASEMENT

## UTILITY EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and brining on said easement.

U.E. = UTILITY EASEMENT

## CONTROLLED ACCESS DEFINED

Ingress and egress to, from or across the abutting roadway is restricted by the road authority pursuant to Minnesota State Statute 160.06.

— = CONTROLLED ACCESS

## MONUMENTS

- Set 1/2" Rebars
- Set 3/4" Iron Pipes
- Found Monuments (Pipe, Rod, Etc.)

All monuments set have a plastic cap stamped L.S. 41887.

## BEARINGS

Plot bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north.

CURVE DATA				
CURVE	LENGTH	DELTA	RADIUS	CHORD
1	82.61	12°17'12"	270.00	62.47
2	87.88	15°18'31"	330.00	87.62
3	536.80	83°10'02"	330.00	478.41
4	438.04	87°10'02"	270.00	392.24
5	241.36	51°13'04"	270.00	233.40
6	284.98	51°13'04"	330.00	285.27
7	85.41	28°28'48"	166.00	84.47
8	336.34	70°53'25"	272.00	315.48
9	344.58	80°12'33"	328.00	328.04
10	85.11	13°54'35"	234.00	84.90
11	339.34	84°48'31"	300.00	317.53

REVISED



RECEIVE

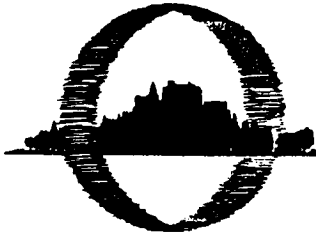
SHEET 2 OF 2

OCT 6 2003

ROCHESTER OLMSDED  
PLANNING DEPARTMENT

CRIMSON RIDGE SECOND SUBDIVISION

PROJECT NUMBER: 7529  
COMPUTER FILE: 7529P-PLATTING.DWG DATE: 08/29/03  
DRAWN BY: J. SPITZER



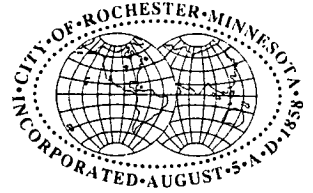
## ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF

*Olmsted*

[www.olmstedcounty.com/planning](http://www.olmstedcounty.com/planning)



TO: Rochester Common Council

FROM: Brent Svenby, Planner

DATE: October 14, 2003

RE: Final Plat #03-31 Crimson Ridge Second Subdivision

### Planning Department Review:

**Applicant/Owner:** Arcon Development, Inc.  
Attn: Larry Frank  
7625 Metro Blvd. Suite 350  
Edina, MN 55439

**Surveyors/Engineers:** Yaggy Colby Associates  
717 Third Avenue SE  
Rochester, MN 55904

**Referral Comments:**

1. Rochester Park and Recreation Department
2. Rochester Public Works Department
3. Planning Department – Addressing Staff
4. RPU – Water Division
5. RPU - Operations Division
6. Rochester Park & Recreation

**Report Attachments:**

1. Referral Comments (3 Letters)
2. Copy of Final Plat
3. Location Map

**Plat Data:**

**Location of Property:** The property is located along the west side of 18<sup>th</sup> Ave. NW and north of the Volunteers of America Development.

**Zoning:** The property is zoned R-2 (Low Density Residential) district on the City of Rochester Zoning Map.

**Proposed Development:** The Applicant is proposing to subdivide approximately 32.50 acres of land into 81 lots for single family attached housing. The property is located along the west side of 18<sup>th</sup> Ave. NW and north of the Volunteers of America Development.

**Roadways:** This plat dedicates the right-of-way for the Basswood Lane NW, which will continue to north when that property is developed. The roadway is designed as

BUILDING CODE 507/285-8345 • GIS/ADDRESSING/MAPPING 507/285-8232 • HOUSING/HRA 507/285-8224

PLANNING/ZONING 507/285-8232 • WELL/SEPTIC 507/285-8345

FAX 507/287-2275



AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

gl

a 33-foot width roadway on a 56-foot wide right-of-way.

According to the executed Development Agreement, dedication of 60 feet of right-of-way is required for 18<sup>th</sup> Avenue NW. The final plat will need to be revised to dedicate 60 feet of right-of-way for 18<sup>th</sup> Avenue NW.

The development is also served by a number of private roadways.

**Pedestrian Facilities:**

A Development Agreement, which includes the requirements for pedestrian facilities, has been executed with the City of Rochester. Pedestrian facilities are required along the west side of 18<sup>th</sup> Avenue NW.

**Wetlands:**

Minnesota Statutes now require that all developments be reviewed for the presence of wetlands or hydric soils. A wetland exemption has been approved for a wetland in the northeast corner of the property.

**Public Utilities:**

Public infrastructure plans have been approved for the development.

**Spillover Parking:**

As per Section 63.426 of the LDM, all residential development must provide spillover parking for service vehicles and visitors. Spill-over parking requirements were reviewed at the time the performance residential plan was reviewed.

**Parkland Dedication:**

The Rochester Park and Recreation Department recommends that the parkland dedication requirements for this plat be met via cash in lieu of land in the amount of \$109,200. Payment is due prior to the recording of the final plat documents.

**General Development Plan:**

The plat is consistent with the approved General Development Plan known as Crimson Ridge.

**Preliminary Plat:**

A preliminary plat was approved for this property on August 19, 2002 with the following four conditions/modifications:

**1. The Final Plat shall include:**

- ***Controlled Access along the frontage abutting 18<sup>th</sup> Avenue NW and along the north side of the interior roadway (Street A) from 18<sup>th</sup> Ave. NW right-of-way west to match the location of the driveway serving the senior housing development in the VOA Development.***
- ***A 20' public utility easement for the water main loop shown between Lots 23 & 24, Block 3 and 10' along the rear of Lot 23, Block 3.***

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- *An additional easement width within Outlots B & D to provide a minimum of 10' from the water main.*
  - *The trail corridor running north/south through the property shall be on a 30' outlet on any lot which is not dedicated to the City.*
  - *Mid-block pedestrian connection in the vicinity of Lots 29-32 and 41-45, Block 3 to provide a pedestrian connection between Street "A" and "C".*
2. *Prior to Final Plat submittal, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to, substandard street reconstruction charges & Traffic Improvement District charges, stormwater management, park dedication, traffic improvements, pedestrian facilities, right-of-way dedication, access control, extension of utilities to adjacent properties, and contributions for public infrastructure.*
  3. *A Storm Water Management Fee will apply to any area of the development that does not drain to an on-site detention facility. An access easement to the pond area will be required at the time platting. Any on-site facilities serving less than 50 acres will be private and will require the execution of a Maintenance and Ownership Agreement. Facilities serving at least 50 acres shall be platted as Outlot(s) and dedicated to the City.*
  4. *In addition to pedestrian facilities being required along both sides of all new public roads within the Plat including frontages of all Outlots, a 10' wide bituminous path is required along the west side of 18<sup>th</sup> Avenue NW.*
  5. *Outlot E shall be dedicated to the City, along with an access easement if there is not sufficient access to a public road.*
  6. *Construction of a temporary turn-around, and dedication of an applicable public easement, is required at the northerly extend of Streets "B" and "D".*
  7. *Street "C" shall be reduced from 36 feet in width to 32 feet (face to face) in width. Street "A" shall be 44 feet (face to face) at its intersection with 18<sup>th</sup> Avenue NW to accommodate a left turn lane and a right turn lane.*
  8. *Parkland dedication shall be met as outlined in the July 11, 2002 memorandum from Rochester Park and Recreation.*
  9. *The applicant shall provide a right turn lane from 18<sup>th</sup> Avenue NW (County Road 112) to Street A and shall obtain an access permit from Olmsted County Public Works.*
  10. *The property shall be investigated for wetlands and the necessary information be submitted to the LGU showing if there are or are not wetlands on the property prior to the submittal of any final plats on the property.*

**Planning Staff and Recommendation:**

The Developer has executed a Development Agreement with the City for this Plat. Therefore, staff would recommend approval subject to the following conditions or modifications:

1. *The final plat shall be revised to dedicate 60 feet of right-of-way for 18<sup>th</sup> Avenue NW as required in the executed Development Agreement.*
2. *The applicant agrees that this plat will have an impact on the City's need for parkland and that the dedication should be handled in the form outlined in the October 10, 2003 Memorandum from the Rochester Park and Recreation Department.*

3. *A GIS Impact Fee and E911 Addressing Fee shall be assessed and must be paid prior to recording the final plat, per the October 8, 2003 memorandum from Rochester-Olmsted Planning Department – GIS Division.*
4. *Construction of a temporary turn-around, and dedication of an applicable public easement, is required at the northerly extent of Basswood Lane NW. Easement shall be granted to the City prior to the recording of the final plat documents.*
5. *All private roadways less than 26 feet in width shall be posted "No Parking" on both sides of the roadway.*

# ROCHESTER

— Minnesota —

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TO: Consolidated Planning Department  
2122 Campus Drive SE  
Rochester, MN 55904

DEPARTMENT OF PUBLIC  
WORKS  
201 4<sup>th</sup> Street SE Room 108  
Rochester, MN 55904-3740  
507-287-7800  
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 10/13/03

The Department of Public Works has reviewed the **REVISED** application for Final Plat #03-31, for the Crimson Ridge Second (replat of Outlots F & G, Crimson Ridge Subdivision) development. The following are Public Works comments on this revised request.

1. As specified in the executed Development Agreement for this Property, the dedication of 60 feet of ROW is required for 18<sup>th</sup> Ave NW. Public Works acknowledges that this comment was inadvertently omitted from prior reviews of Crimson Ridge and Crimson Ridge Second, but the obligation remains and the revised Plat should be amended to include the required ROW.

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*The hand to reach for...*  
**DAVID A. KAPLER**  
Fire Chief

DATE: October 13, 2003

TO: Jennifer Garness, Planning

FROM: R. Vance Swisher, Fire Protection Specialist

SUBJ: Revised Final Plat #03-31 by Arcon Development, Inc. to be known as Crimson Ridge Second Subdivision. The applicant is proposing to subdivide approximately 32.50 acres of land into 81 lots for single family attached housing.

With regard to the above noted project plan, the fire department has the following correction to my letter dated September 11, 2003 regarding this project:

- 2. b) Streets less than 32 feet in width shall be posted "No Parking" on one side of the street.  
Streets less than 26 feet in width shall be posted "No Parking" on both sides of the street.
- c: Donn Richardson, RPU, Water Division  
Mark Baker, Rochester Public Works  
Arcon Development  
Yaggy Colby Associates





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**ROCHESTER PARK AND RECREATION DEPARTMENT**  
**201 FOURTH STREET SE**  
**ROCHESTER MINNESOTA 55904-3769**  
**TELE 507-281-6160**  
**FAX 507-281-6165**

## M E M O R A N D U M

**DATE:** October 10, 2003

**TO:** Jennifer Garness  
Planning

**RE:** Crimson Ridge 2<sup>nd</sup>  
Final Plat #03-31 \*\*Revised\*\*

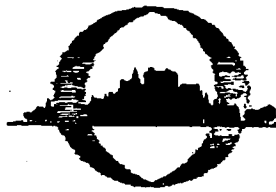
Acreage of plat.....	32.50 a
Number of dwelling units.....	172 units*
Density factor.....	.0244
Dedication .....	4.20 a
Fair market value of land.....	\$26,000 / a

\*dedication requirements for the plat are calculated with the understanding that total number of dwelling units remains consistent with Sept 15 '03 plat approval.

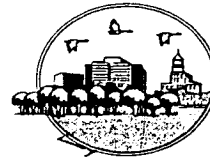
The Park and Recreation Department recommends that dedication requirements be met via: Cash in lieu of land in the amount of \$109,200 ( 4.20 a X \$26,000 / a) with payment due prior to recordation of the final plat.

Applicant:  
Arcon Development  
7625 Metro Blvd, Suite 350  
Edina, MN 55439

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COUNTY OF  
*Olmsted*



Rochester-Olmsted Planning Department  
GIS/Addressing Division  
2122 Campus Drive SE  
Rochester, MN 55904-4744  
Phone: (507) 285-8232  
Fax: (507) 287-2275

## PLAT REFERRAL RESPONSE

**DATE:** October 8, 2003

**TO:** Jennifer Garness

**FROM:** Randy Growden  
GIS/Addressing Staff  
Rochester-Olmsted County  
Planning Department

**CC:** Pam Hameister, Wendy Von Wald; Peter Oetliker

**RE: CRIMSON RIDGE SECOND SUBDIVISION  
REVISED**

**UPON REVIEW OF THIS PLAT THE FOLLOWING FEES ARE REQUIRED TO BE PAID BEFORE THE PLAT IS RECORDED. THIS APPLIES TO ALL PLATS RECORDED ON OR AFTER JUNE 1, 2003.**

**E911 ADDRESSING FEE: \$1560.00 (78 LOTS/ADDRESSES)**

**GIS IMPACT FEE: \$ 605.00 (81 LOTS/OUTLOTS)**

**Notes:** 1. Additional E911 Addressing fees may be required upon Site Plan review.  
2. Final Plats must be legally recorded before request for address Applications are submitted to E911 Addressing Staff-Rochester/Olmsted County Planning Dept.

A review of the **final plat** has turned up the following **ADDRESS** or **ROADWAY** related issues:

1. Upon review of **CRIMSON RIDGE SECOND REVISED FINAL PLAT #03-31** the GIS / Addressing staff has found no issues to bring forth at this time.